



E-4

Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

October 7, 2015

Mayor Ron Belmont and Members of the Town/Village of Harrison Town/Village Board
Town/Village of Harrison
One Heinemann Place
Harrison, NY 10528

RE: JMC Project 15158
Proposed Linear Accelerator Expansion
MSKCC Regional Care Facility
500 Westchester Avenue
Town of North Castle, NY

Application for Special Exception Use Confirmation

Dear Mayor Belmont and Members of the Board:

We represent Memorial Sloan-Kettering Cancer Center (MSKCC), the owner and operator of the Regional Care Facility located at the above referenced site, 500 Westchester Avenue. As you may recall, your Board confirmed the Special Exception Use Approval in early 2012 for this site to upgrade, expand and convert a previously existing office building to its current use as a "Medical Center". The center has been open and operating since October, 2014. MSKCC is now intending to construct two (2) additional state of the art linear accelerators, which would be used to map and deliver intensity-modulated and image guided radiation therapy. As with the two existing linear accelerators, this leading edge technology enhances the precision of radiation therapy while reducing radiation exposure to healthy tissue.

MSKCC is proposing this minor expansion for the purpose of relocating its resources at a similar regional care facility it currently operates in the Village of Sleepy Hollow. Upon closure of the Sleepy Hollow facility it is the intent that current patients will continue treatments at the above referenced 500 Westchester Avenue site. It is MSKCC's wish to ensure this transition from Sleepy Hollow to Harrison goes as smoothly as possible with no to minimal disruption of the treatment schedules of the existing patients from both facilities, as well as future patients. In order to achieve this goal, construction of the linear accelerators, which will take approximately four (4) months, would need to begin in November, 2015.

On September 29th, we attended a Planning Board Meeting, at which the Board scheduled a Public Hearing on both the Site Plan and Special Exception Use Approvals for October 28th. If the Planning Board, in their discretion, chooses to act positively on the applications in front of them, we could work towards the schedule identified above of starting construction this November with your Board scheduling a Public Hearing for your November 5th meeting. Accordingly, we are

pleased to submit this letter, along with eight (8) copies of the following documents in support of our request for Special Exception Use Approval Confirmation, to you and respectfully request being placed on your October 14th agenda, at which time we would present the project and request that the hearing be scheduled:

1. "Town of Harrison Special Exception Use Application", signed and dated 08/20/2015.
2. "Town of Harrison Special Exception Use Submission Checklist", dated 08/20/2015
3. "Special Exception Use General Conditions Compliance Sheet", dated 08/25/2015.
4. Short Environmental Assessment Form (Short EAF), dated 08/25/2015
5. Copies of Easements, Covenants and/or Restrictions
6. Copy of current Deed.
7. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
SP-1	"Cover Sheet"	1 09/25/2015
SP-2	"Overall Existing Conditions Map"	1 09/25/2015
SP-3	"Overall Layout Plan"	1 09/25/2015
SP-4	"Existing Conditions & Slope Analysis Map"	1 09/25/2015
SP-5	"Layout & Landscaping Plan"	1 09/25/2015
SP-6	"Grading, Utilities and Erosion & Sediment Control Plan"	1 09/25/2015
SP-7	"Details"	08/25/2015
SP-8	"Details"	08/25/2015

8. EwingCole Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
A2.1	"The First Floor Construction Plan"	1 09/25/2015
A3.1.1	"Building Elevations"	1 09/25/2015

In an effort to assist you in understanding the scope of the project and reviewing the above listed and enclosed documents, we offer the following:

- a. The proposed expansion is approximately 3,800 square feet located on the northwest corner of the existing building, which will house two linear accelerators just west of two existing linear accelerators that were constructed as part of the original project.
- b. Three existing parking spaces will need to be removed from the east side of the existing parking lot and reconstructed on the west side of the existing parking lot.

- c. The proposed expansion will result in a total disturbance of approximately 8,416 square feet.
- d. A Land Development Application will be submitted to the Engineering Department under separate cover. If required by this review, we will submit a Slope Permit Application to you under separate cover.
- e. The on-site wetlands will not be impacted by the proposed development on the site.
- f. The existing plant material, installed as part of the original project, will be removed, stored in a protected location and reinstalled in a new location as shown on the plans and/or as directed by JMC during construction.

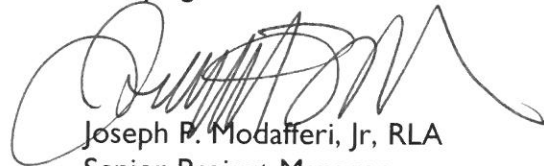
We look forward to this matter being placed on the Town/Village Board's October 14th meeting agenda. We also appreciate your consideration of the schedule for this project and understand that your Board will require adequate time to review this application. We are prepared to respond to any questions you may have at your meetings. In the interim, if you have any questions or require additional information, please feel free to contact us at 914-273-5225. Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



James A. Ryan, RLA
Principal



Joseph P. Modafferi, Jr, RLA
Senior Project Manager

cc: Ms. Lisa Perez, w/enc.
Mr. Oscar Gomes, w/enc.

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